042.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,000 / 761,000
					USE VALUE:	761,000 / 761,000
					ASSESSED:	761,000 / 761,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCHER JOHN W JR--ETAL
Owner 2:	FISCHER KATHLEEN M
Owner 3:	
Street 1:	94 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1755 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3916.000	331,000		430,000	761,000
Total Card	0.090	331,000		430,000	761,000
Total Parcel	0.090	331,000		430,000	761,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.62 | /Parcel: 433.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29490

GIS Ref

GIS Ref

Insp Date 11/18/18

!3581!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,000	0	3,916.	430,000	761,000		Year end	12/23/2021
2021	101	FV	320,800	0	3,916.	430,000	750,800		Year End Roll	12/10/2020
2020	101	FV	320,900	0	3,916.	430,000	750,900	750,900	Year End Roll	12/18/2019
2019	101	FV	245,500	0	3,916.	456,900	702,400	702,400	Year End Roll	1/3/2019
2018	101	FV	245,500	0	3,916.	333,200	578,700	578,700	Year End Roll	12/20/2017
2017	101	FV	245,500	0	3,916.	290,200	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	245,500	0	3,916.	247,200	492,700	492,700	Year End	1/4/2016
2015	101	FV	231,300	0	3,916.	241,900	473,200	473,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:18:03

LAST REV

Date	Time
04/09/19	14:24:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3581

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18661-223		11/1/1987		176,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2013	1788	Manual	5,100	O				
11/29/2004	1137	Porch	4,000	C				re-do existing por
12/5/2002	995	Redo Kit	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
3/5/2014	Info Fm Prmt	EMK	Ellen K
4/13/2009	Measured	197	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3916		Sq. Ft.	Site		0	80.	1.37	1									429,983						430,000	

Total AC/HA:	0.08990	Total SF/SM:	3916	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,983	Spl Credit		Total:	430,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	0	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32307684
Const Adj.:	0.98000199
Adj $ / SQ:	175.043
Other Features:	62616
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406663
Depreciation:	75639
Depreciated Total:	331023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

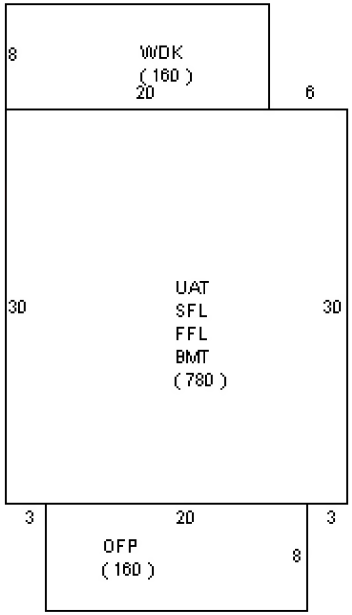
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.04
Special Features:	0	Val/Su Net:	115.94
Final Total:	331000	Val/Su SzAd	212.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	52.510	40,960
FFL	First Floor	780	175.040	136,534
SFL	Second Floor	780	175.040	136,534
UAT	Upper Attic	195	122.530	23,893
OFP	Open Porch	160	26.280	4,204
WDK	Deck	160	12.010	1,921

	Net Sketched Area:	2,855		Total:	344,046
Size Ad	1560	Gross Area	3440	FinArea	1755

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	